



Planning Board

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Mark J. Zarrillo, Chairman
Linda Hamlin, Clerk
Robert Cook
Steve Heikin
Steven R. Kanes
Sergio Modigliani
Jonathan Simpson

Town of Brookline

Massachusetts

BROOKLINE PLANNING BOARD MEETING MINUTES

Room 111, 1st Floor, Brookline Town Hall

May 28, 2014 – 8:15 a.m.

Board Present: Mark Zarrillo, Robert Cook, Steven Heikin and Steven Kanes

Staff Present: Polly Selkoe

Mark Zarrillo called the meeting to order.

SIGN & FAÇADE REVIEW

1212-1220 Boylston Street (Brookline Bank) – review of façade, sign, and parking lot for a bank with a drive thru window

Polly Selkoe described the proposal for façade alterations and signage at a new Brookline Bank with a drive-thru window.

Architect David Torrey described in detail the current sign and façade and the proposed changes.

Board members asked several questions for clarifications.

Attorney Robert Allen said that landscape architect, Blair Hynes, will present the landscaping plans. The proposed fence around the dumpster will be wood.

Robert Cook suggested evergreens in areas between the green screen.

Mark Zarrillo asked about whether they needed so many parking spaces. If one were eliminated, the landscape strip could be wider and/or provide bike parking.

Blair Hynes responded that the green screen will be six feet high, not eight feet. He was worried that evergreens would not thrive because of the road salt.

Mark Zarrillo would like a deciduous plant on green screen.

Blair Hynes said he would use herbaceous plants on islands so they won't be damaged by snow storage.

Steven Kanes suggested eliminating a space and adding a small landscaped island and widening the front landscape area.

Mark Zarrillo said a small landscape island will not do well with snow storage. A larger landscaped area in front is a better alternative.

Board suggested redesigning the handicap space by relocating the space.

Steven Heikin suggested showing level walkways at vehicular openings across the driveways, with a sloped apron.

Mark Zarrillo ***motioned to approve.***
Bob Cook ***seconded*** the motion.

After discussion, the Board (4-0) unanimously

VOTED: to approve the plans by the proposal for the façade sign and façade changes at 1220 Boylston Street by Torrey Architecture, dated 5/14/13, and the landscape plan by Blair Hines Design Associates, dated 5/16/14, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit a site plan, including landscaping and fencing, elevations, and sign and facade plans, subject to the review and approval of the Assistant Director of Regulatory Planning.
2. Any future window signage is subject to the review and approval of the Assistant Director of Regulatory Planning.

Robert Cook reported attending a meeting in Brighton on the Circle Cinema Site.

MINUTES of May 7th

Mark Zarrillo ***motioned to approve*** the minutes from May 7th.

Robert Cook ***seconded*** the motion.

VOTED: (4-0)

MEETING ADJOURNED.

Materials Reviewed During Meeting

Staff Reports

Plans and Designs